



**CHAFFERS**  
ESTATE AGENTS



## 4 Woodman Court Shaftesbury, SP7 8PY

A very appealing 3 bedroom cottage style home set a stones throw from the centre of Shaftesbury. The property would make the ideal First Time buy/ downsize or Investment property.

Further benefits include Two bathrooms, a lounge/diner kitchen, separate cloakroom and parking. Please note there is no garden with the property. The property has no forward chain.

**Offers Over £209,950 Freehold**

Council Tax Band: C

## 4 Woodman Court

Shaftesbury, SP7 8PY



- Light and bright Sitting/dining room and kitchen
- Gas central heating & Double glazing
- Allocated parking
- Central location, 1/2 minutes from the High Street

### DESCRIPTION

Woodman Court is a 3 storey modern cottage style town house located a minute or so from the town centre. Offered for sale with no forward chain the house has accommodation arranged over three floors comprising on the ground floor of an entrance hall with stairs to first floor and cloakroom off, Sitting/ dining room with two windows, fitted kitchen with electric oven, gas hob and cooker hood, plumbing for washing machine and space for fridge / freezer. On the first floor there is a central landing with stairs to second floor, built in boiler cupboard and doors master bedroom with en suite bathroom and bedroom 3. On the second floor there is a small landing with doors to the second bedroom and second bathroom.

Outside there is one allocated parking space. The property does not have a garden.

### SITUATION

SHAFTESBURY is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, banks, schools, cafes, restaurants, Inns, Churches and shops including High Street names such as Boots, W H Smiths, Superdrug and Costa. There are local bus and long distance coach services, Gillingham, about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South West and to London. The cathedral city of Salisbury is approximately 22 miles and the Dorset Coast is approximately 35 miles away.

### ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: North Dorset District Council - Tel: 01258 454111

Council Tax Band: C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Agent's Notes: Fitted carpets as seen are included in the sale.

Energy Performance Certificate:

Rated: C ~ View at

[www.chaffersestateagents.co.uk](http://www.chaffersestateagents.co.uk)

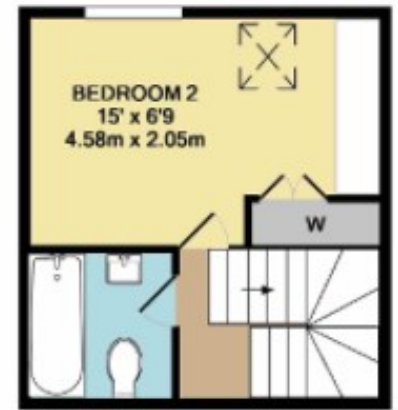
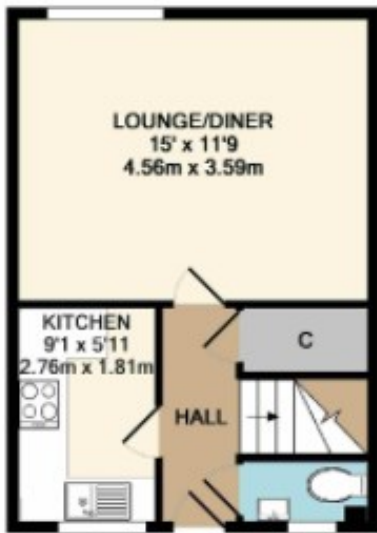


### Directions

From our Shaftesbury Office proceed down the High Street bear left by the Post Office into Coppice Street, Woodman Court is found after a short distance on the right hand side.



**Floor Plan: Not to scale ~ For identification purposes only.**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

48 High Street, Shaftesbury, Dorset, SP7 8AA  
 Tel: 01747 852301 Email: shaftesbury@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 78                      | 83        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |